

Floumoy Properties Inc.



900 BROOKSTONE CENTRE PKWY. / P. O. BOX 6566 / COLUMBUS, GA 31907-0422 / (706) 324-4000
FAX (706) 596-2495

95 APR 18 11 0 27
MILLINCOIN

November 8, 1995

Director
Division of Records and Reporting
Florida Public Service Commission
101 East Gaines Street
Tallahassee, Florida 32399-0850

RECEIVED
APR 18 1995

Re: Docket No. 96 0504-WS Request for exemption from Florida Public Service Commission regulation for provision of water and wastewater service in Duval County by **Pinewood Pointe Apartments**.

To Whom It May Concern:

This office authorizes John S. Ranney of Envirotech Utility Management Services to act on behalf of **Kensington Place Townhomes, A Limited Partnership** with regards to the filing of the Application for Reseller Exemption, Section 367.022(8), Florida Statutes Rule 25-30.060 (3) (H) Florida Administrative Code.

Sincerely,

Kensington Place Townhomes, A Limited Partnership

DOCUMENT NUMBER-DATE

04402 APR 18 95

FPSC-RECORDS/REPORTING

APPLICATION FOR RESELLER EXEMPTION
SECTION 367.022(8), FLORIDA STATUTES
RULE 25-30.060(3)(h), FLORIDA ADMINISTRATIVE CODE

96 0504-WS

The application must be signed by the owner or accompanied by a Letter of Authorization from the owner.

NAME OF SYSTEM: Kensington Pl Townhomes, DBA Pinewood Pointe Apartments

PHYSICAL ADDRESS OF SYSTEM: 1801 Kernan Bv S
Jacksonville, Florida 32246

COUNTY WHERE SYSTEM IS LOCATED: Duval

NUMBER OF UNITS 136 **WHEN CONSTRUCTED** _____

NAME OF SYSTEM OWNER(S): Flournoy Properties, Inc.

N/A

MAILING ADDRESS (IF DIFFERENT): _____

PRIMARY CONTACT PERSON:

NAME: John S. Ranney c/o Envirotech

ADDRESS: 1502 Roberts Drive, Jacksonville, Florida 32250

PHONE NO.: (904)246-7999 fax (904)249-3399

NATURE OF OWNER'S BUSINESS ORGANIZATION (CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP, SOLE PROPRIETOR, ASSOCIATION, ETC.).

I believe this system to be exempt from the regulation of the Florida Public Service Commission pursuant to Section 367.022(8), Florida Statutes, for the following reasons:

1. Service will be provided at a rate or charge that does not exceed the actual purchase price.

DOCUMENT NUMBER-DATE

04402 APR 18 88

APPLICATION FOR RESELLER EXEMPTION

2. Reseller is aware of the requirements of Rule 25-30.111, Florida Administrative Code, regarding annual reporting requirements. (Rule attached.)
3. Reseller is aware of the requirements of Section 367.122, Florida Statutes and Rules 25-30.262 through 25-30.267, Florida Administrative Code, regarding the examination and testing of meters. (Statute and Rule attached.)
4. The utility services provided are:
Water Yes Wastewater Yes
or Septic _____
For service not provided, please state how handled:

5. Utility which provides bulk service to the reseller:

Name: City of Jacksonville

Phone Number: (904) 632-7280

Number of Master Meters and sizes: _____

three meters each 8 inches in size

6. Attached are current rates and charges of the provider in 5 above.
7. Attached is a schedule of reseller's proposed rates and charges. The schedule must specifically whether or not the reseller proposes to charge for the following items and, if so, the proposed rate or charge:
- a. common area water
 - b. security deposits

The Commission currently does not allow resellers to charge tenants for administrative or operating costs.

8. Attached is a comparison showing that the amount the reseller proposes to charge tenants will not exceed the cost to provide the service.
9. Attached is an explanation of the proposed method of billing customers, separately, for both water and wastewater.
10. Residents will be billed within 10 days after the meters have been read.

APPLICATION FOR RESELLER EXEMPTION

If the reseller proposes to contract out metering or billing services, provide the following documentation.

SERVICE COMPANY: Envirotech

ADDRESS: 1502 Roberts Drive
Jacksonville, Florida 32250

PHONE NO.: (904)246-7999

- 11. Attached a copy of the service agreement.
- 12. Attached is a statement that the reseller, and not its agent, will control customer deposits, if applicable.

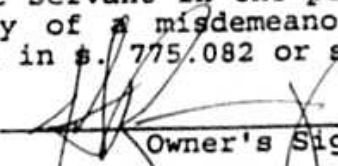
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Attached is Rule 25-30.111, Florida Administrative Code, which explains the annual reporting requirement of resellers. Also attached is Section 367.122, Florida Statutes, which explains reseller responsibility to examine and test meters. Also attached are Rules 25-30.262 through 25-30.267, Florida Administrative Code, which expand on reseller responsibilities for meter accuracy, meter test methods, meter testing equipment, periodic meter tests, meter tests by request and recordation of meter tests. The attached rules should be read, as acknowledged on the application, and retained by the reseller.

* * * * *

I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, F.S.

April 15, 1996
(Date)



Owner's Signature

John S. Ranney
Owner's Name (Typed or Printed)

Director of Operations for Envirotech
Owner's Title

APPLICATION FOR RESELLER EXEMPTION

The original and four copies of the completed application and the supporting documentation should be mailed to:

**Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850.**

Proposed Billing Schedule for Water and
Community: Pinewood Pointe
Units: 136

Wastewater

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Consumption (CCF)	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	1055	12,660
Resident Consumption (CCF)*	949	949	949	949	949	949	949	949	949	949	949	949	11,388

Provider's Rates (\$):

Water (per CCF)	\$0.58
Water Base	\$332.30
Sewer (per CCF)	\$2.81
Sewer Base	\$264.70
10% Tax	

Reseller's Rates (\$):

Water (per 1000g)	\$0.58
Water Base	\$2.44
Sewer (per 1000g)	\$2.81
Sewer Base	\$1.95
10% Tax	

Properties Water Charges	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$977	\$28,848
Property's Sewer Charges	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$3,229	\$38,748
Resident's Water Charges	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$553	\$6,836
Residents' Sewer Charges	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$2,669	\$32,028
Total Bill from Utility	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$4,207	\$50,484
Total Bill from Reseller	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$3,222	\$38,664

Proposed Method of Billing Residents for Water and Wastewater
 Community: Pinewood Pointe
 Units 136

Provider's Rates (\$):		Example Bill to be issued to Resident based on 6 CCF	
Water (per CCF)	\$ 0.58	Water	\$ 3.48
Water Base	\$ 332.30	Water Base	\$ 2.44
Sewer (per CCF)	\$ 2.81	Sewer	\$ 16.86
Sewer Base	\$ 264.70	Sewer Base	\$ 1.95
10% Tax		10% Tax	\$ 0.59
		
Reseller's Rates (\$):		Total	\$ 25.32
Water (per CCF)	\$ 0.58		
Water Base	\$ 2.44		
Sewer (per CCF)	\$ 2.81		
Sewer Base	\$ 1.95		
10% Tax			

.....

Proposed Method of Billing Customers Separately

Reseller has contracted with Envirotech Utility Management Service which will provide:

- The installation of 136 individual 3/4" water meters to the primary feed to each unit.
- Read each meter on a monthly basis;
- Bill each resident monthly, per CCF of water and waste water usage, as per the above published rate schedule.
- Approx. 10 days will lapse between the time the meters are read and bills are mailed
- A refundable \$30.00 deposit will be required for each unit which will be collected by the reseller
- There will be no common area charges billed to the residents
- There will be no miscellaneous fees billed to the residents.
- The cost of the billing service is paid directly by the reseller and not charged to the residents
- This complex is not under construction.
- Please see enclosed letter of authorization from Kensington Place Townhomes

Provider is City of Jacksonville

REF-0X-96 SAT 03129 PM TIMBERHOOD TRACE

204 221 1333

PUBLIC UTILITIES DEPARTMENT

21 WEST CHURCH STREET, JACKSONVILLE, FLORIDA 32202-3139 • (904) 632-6200



ACCOUNT NUMBER: 19 03788 01801-0000-6-00-W BILL DATE: 3/28/96

SERVICE ADDRESS: 1801 KERNAN BV S

COMMERCIAL WITH APARTMENTS

**CR 08

KENSINGTON PL TOWNHOMES
DBA PINWOOD POINTE APTS
1801 KERNAN BV S
JACKSONVILLE FL 32246

CONSUMPTION PERIOD	CUBIC FEET
MARCH 1996	52,300
MARCH 1995	128,500
FEB. 1996	137,000
FEB. 1995	122,100

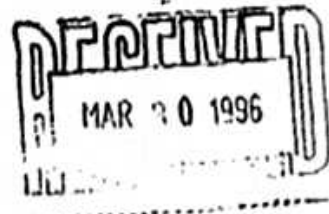
ADDITIONAL INFORMATION ON REVERSE SIDE

ACCOUNT NUMBER	BILL DATE	METER NO.	CURRENT READING	READING TYPE	METER SIZE	CONSUMPTION PERIOD	APPROXIMATE DAILY CONSUMPTION COST
2009017419	3/21	28	48232	REGULAR	8	23,700 CU FT	\$86.91
3009017419	3/21	28	13	REGULAR	8	0 CU FT	
4009017419	3/21	28	5648	REGULAR	8	28,800 CU FT	

IF YOU HAVE A QUESTION CONCERNING YOUR ACCOUNT, PLEASE CALL MAJOR ACCOUNTS AT (904) 632-7280. THANK YOU.

WATER CHARGE.....
SEWER CHARGE.....
PUBLIC SERVICE TAX.....

4/96
H₂O usage - .58 CCF - .68 CCF
H₂O Base - 332.30 388.40
S usage - 2.81 2.98
S Base - 264.70 280.50
~~00000~~
How many meters? - 3



TOTAL DUE

BY 4/19/96 TO AVOID 1.5% LATE PAYMENT FEE

PLEASE INDICATE ADDRESS CORRECTION BELOW

PLEASE RETURN THIS PORTION OF BILL WITH TOTAL DUE TO TAX COLLECTOR OR AUTHORIZED AGENT

ACCOUNT NUMBER: 19 03788-01801-0000-6-00-W BILL DATE: 3/28/96
SERVICE ADDRESS:

PLEASE PAY BY 4/19/96

1801 KERNAN BV S

KENSINGTON PL TOWNHOMES
DBA PINWOOD POINTE APTS
1801 KERNAN BV S
JACKSONVILLE FL 32246

TAX COLLECTOR
P.O. BOX 44287